



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, June 15, 2005

9:00 a.m.
City Council Chambers
Room 205
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **June 15, 2005**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

Note: If you have any agenda changes, please contact Larry Ng (larry.ng@sanjoseca.gov).

AGENDA

ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

None

The matter of deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR05-053. Tree Removal Permit** to approve removal of one Redwood tree which was previously removed contrary to the requirements of the approved Tree Removal Permit for the site (TR04-136), on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1038 Broadway Avenue (Roberts David A And Shannon, Cullen Demattei Devel Inc, Owner). Council District 6. CEQA: Exempt.
- b. **TR05-047. Tree Removal Permit** to remove 1 Pine tree 87 inches in circumference on a 0.16 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at the northeast side of Lillian Way approximately 80 feet south of Redmond Avenue (6208 LILLIAN WY) (Eric Nguyen, Owner). Council District 10. CEQA: Exempt.
- c. **T05-032. Tentative Map Permit** request to subdivide 1 parcel into 2 lots for residential uses on a 0.26 gross acre lot in the R-1-8 Single-Family Residence Zoning District, located on the northwest corner of Gomes Drive and Morrill Avenue (1399 MORRILL AV) (Gomes Raymond J Et Al, Owner). Council District 4. SNI: None. CEQA: Exempt.
- d. **SP04-068. Special Use Permit** to construct a 3-foot high retaining wall abutting the existing sidewalk at an existing single-family corner parcel on a 0.16 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at the southwest corner of Muriel Court and McLaughlin Avenue (1196 Muriel Court) (Jerry and Patsy Sullivan, Owners). Council District 7. SNI: None. CEQA: Exempt.

- e. **SF05-007. Single-family House Permit** for a 1,677-square-foot addition with a height of 32 feet to an existing single-family dwelling in the R-1-5 Single-Family Residence Zoning District located on the west side of Elwood Road, approximately 400 feet south of Nikette Way (6793 Elwood Road) (Gere Silver, Owner). Council District 10. SNI: None. CEQA: Exempt.
- f. **TR05-038. Tree Revomal Permit** to remove one (1) Eucalyptus tree, approximately 60 inches in circumference, on a 0.11 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of Ezie Street, approximately 250 feet southerly of El Cajon Drive (3771 Ezie Street) (Fidencia Guest, Owner). Council District 7. CEQA: Exempt
- g. **TR05-030. Tree Removal Permit** request to remove 1 Flowering Acacia tree / 84" in circumference on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1487 Dentwood Drive, (on the north side of Dentwood Drive, approximately 175 feet easterly of Dent Avenue) (Fiori Lana L And Lloyd J, Owner). Council District 9. CEQA. Exempt
- h. **TR05-066. Tree Removal Permit** request to remove one Coast Redwood (110 inches in circumference) on a 0.14 gross acre site in the LI - Light Industrial Zoning District, located at 973 Hamline Street (Bradley Mary E, Owner). Council District 6. CEQA: Exempt.
- i. *The projects being considered are located at the north side of Umbarger Road approximately 1,200 feet westerly of Senter Road (425 Umbarger Road), in the A(PD) Planned Development Zoning District (Braddock & Logan Group, Owner/Developer). Council District 7. SNI: None. CEQA: Mitigated Negative Declaration File No. PDC04-054.*
 - 1. **PD04-092. Planned Development Permit** to construct 30 single-family detached residences on a 3.49 gross acres site.
 - 2. **PT04-124. Planned Tentative Map Permit** to subdivide one parcel into 31 lots for single-family detached residential uses on 3.49 gross acre site.
- j. *The project being considered is located on the south side of Villa Street, approximately 240 feet easterly of Myrtle Street (928 VILLA AV), in the R-M Multiple Residence Zoning District (CRISP MARY, TRAN STEPHANIE, Owner). Council District 6. SNI: None. CEQA: Exempt.*
 - 1. **H05-004. Site Development Permit** to demolish 2 existing duplexes and construct 6 single-family attached residential units on a 0.42 gross acre site.
 - 2. **T05-004. Tentative Map Permit** to consolidate 2 parcels into 1 lot for condominium purposes on a 0.42 gross acre site.
- k. **H05-010. Site Development Permit** to convert an existing single-family residence into a duplex by adding an attached unit to the rear of the existing single-family house, on a 0.20 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the west side of North 34st approximately 295 feet south of McKee Road (247 N 34TH ST) (Martins Serafim L And Maria C, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt. **Deferred from 6/8/05**

The consent calendar is now closed.

3. PUBLIC HEARING

This concludes the Planning Director's Hearing for June 15, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/index.htm>
PUBLIC INFORMATION COUNTER
(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

June 8, 2005

PUBLIC HEARINGS

1. DEFERRALS

2. CONSENT CALENDAR

- | | |
|------------------------|-------------------------|
| a. PT05-003 | Approved |
| b. H05-010 | Defer to 6/15/05 |
| c. PT04-096 | Approved |
| d. TR05-043 | Approved |
| e. TR05-050 | Approved |
| f. TR05-045 | Approved |
| g. PD05-022 | Approved |
| h. HA03-048-01 | Approved |
| i. PDA92-006-02 | Approved |
| j.1 PD05-012 | Approved |
| j.2 PT05-017 | Approved |

3. PUBLIC HEARING